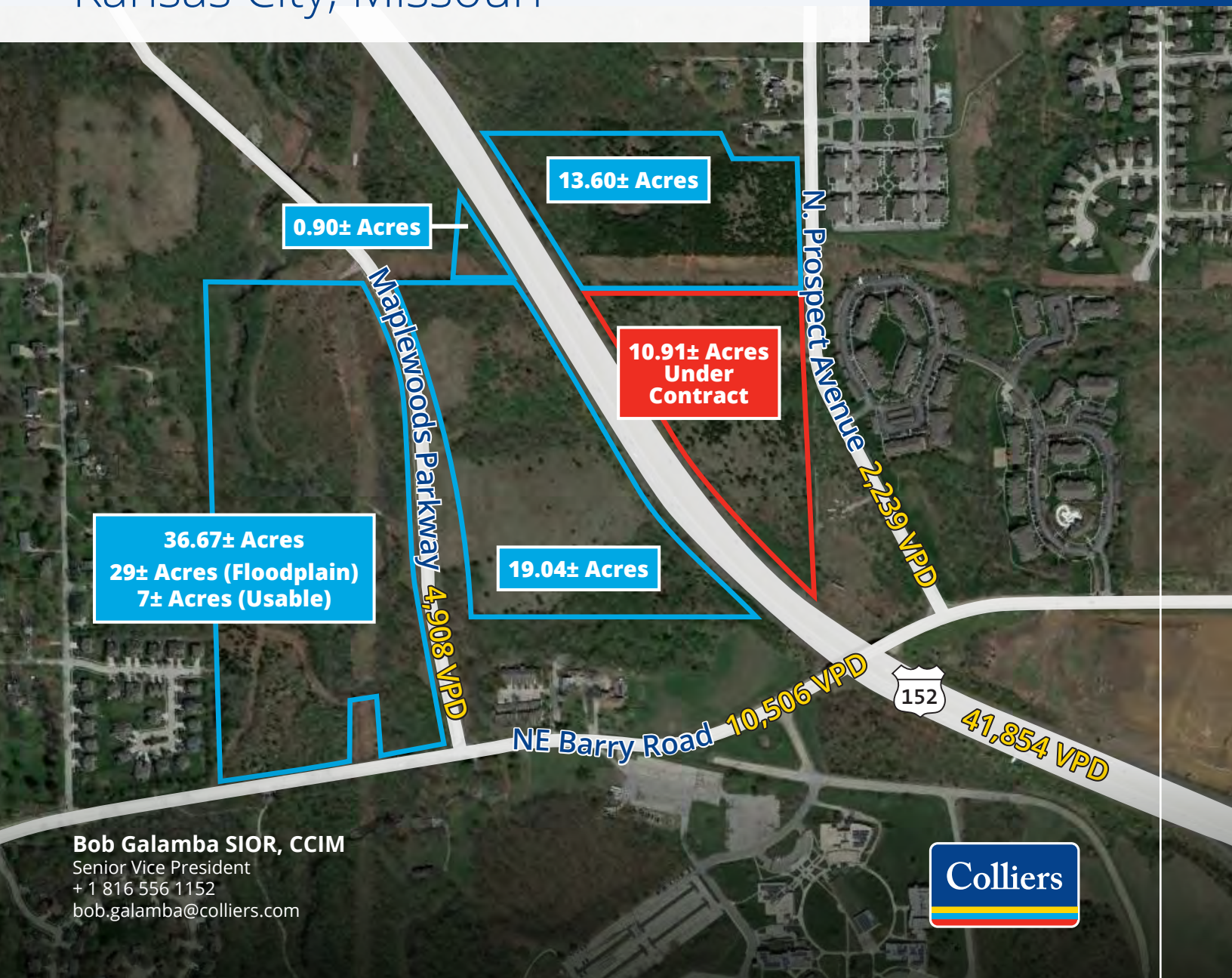


# Land for Sale

70± Acres

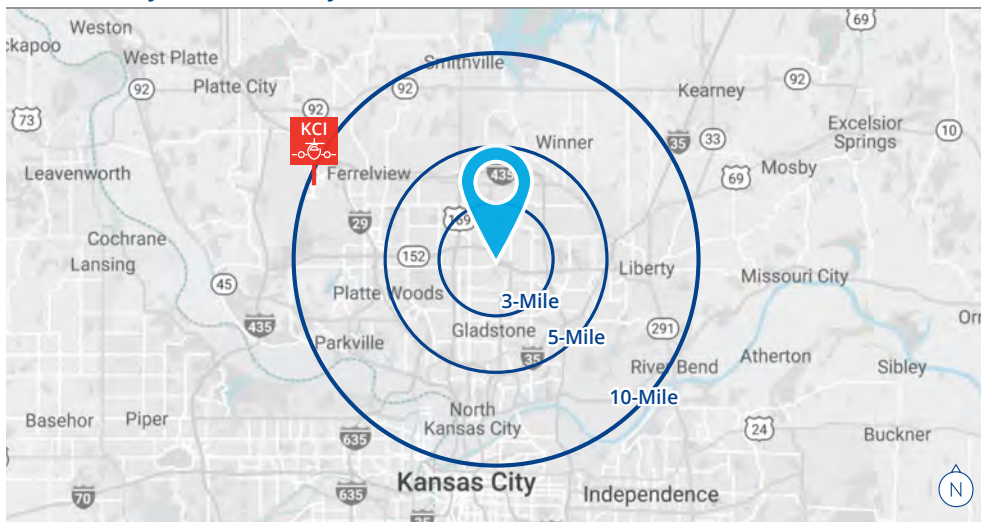
**Motivated Seller**

Highway 152 and NE Barry Road  
Kansas City, Missouri



# Property Profile

Property	Parcel ID	Acres
NEC of Hwy 152 & NE Barry Rd - Tract 1	13312000800100	13.608
NEC of Hwy 152 & NE Barry Rd - Tract 2 (Under Contract)	13316000100100	10.913
NWC of Hwy 152 & NE Barry Rd - Tract 1	13316000100201	36.677
NWC of Hwy 152 & NE Barry Rd - Tract 2	13316000100200	19.047
NWC of Hwy 152 & NE Barry Rd - Tract 3	13312000900200	0.908



Located near the intersection of Highway 152 and NE Barry Road, the site totals 70± acres between four parcels on both sides of Highway 152. The land has potential for a variety of uses including residential, multifamily, townhomes and commercial development. The site can be subdivided.

- Located in the northern Kansas City metro, an area active in recent development, especially along Highway 152
- Well-positioned for future commercial and residential growth
- Subdivisions, multifamily and commercial development located in close proximity
- Combined traffic of 52,000± VPD at Highway 152 and NE Barry Road
- Located in the North Kansas City 74 School District
- Metropolitan Community College – Maple Woods campus directly south of the site with approximately 5,400 students
- Bridge Point Park is located just to the south with great hiking trails estimated to be 6.1 miles long



## Population

3 mile	58,266
5 mile	151,938



## Households

3 mile	23,951
5 mile	61,160



## Average Household Income

3 mile	\$104,212
5 mile	\$109,099



## Median Age

3 mile	37.6
5 mile	37.5



## Per Capita Income

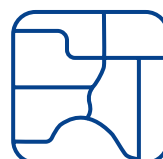
3 mile	\$43,008
5 mile	\$43,855



Clay County  
Kansas City, MO



70±  
Acres



R-80: Single-Family  
Residential District





Highway 152 and NE Barry Road | For Sale

## Utilities

Electric

Evergy

Gas

Spire

Sewer

KC Water Services

Water

KC Water Services

Cable

Google Fiber



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